

HEMBREDGE DR LOT 17 AND 18

Canton, GA 30115



PROPERTY DESCRIPTION

Residential Building Lot Available In Excellent Location near Shopping, Restaurants, and 575. Nicely Wooded and Private. Septic and Public Water. Holly Springs Elementary, Dean Rusk Middle. Sequoyah High School. Cherokee County Taxes only. Located in Hembredge Hills Subdivision. No HOA.

Lot 18 (33,190 sf) Asking Price \$81,000 Parcel ID 15N13D 025

Lot 17 (35,190 sf) Asking Price \$85,000 Parcel ID 15N13D 026

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,489	48,788	126,308
Total Population	8,511	111,931	285,839
Average HH Income	\$35,768	\$43,835	\$55,437

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEEDEE VERES
Associate Broker
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KW COMMERCIAL
722 Stonecroft Lane
Woodstock, GA 30188

LAND FOR SALE

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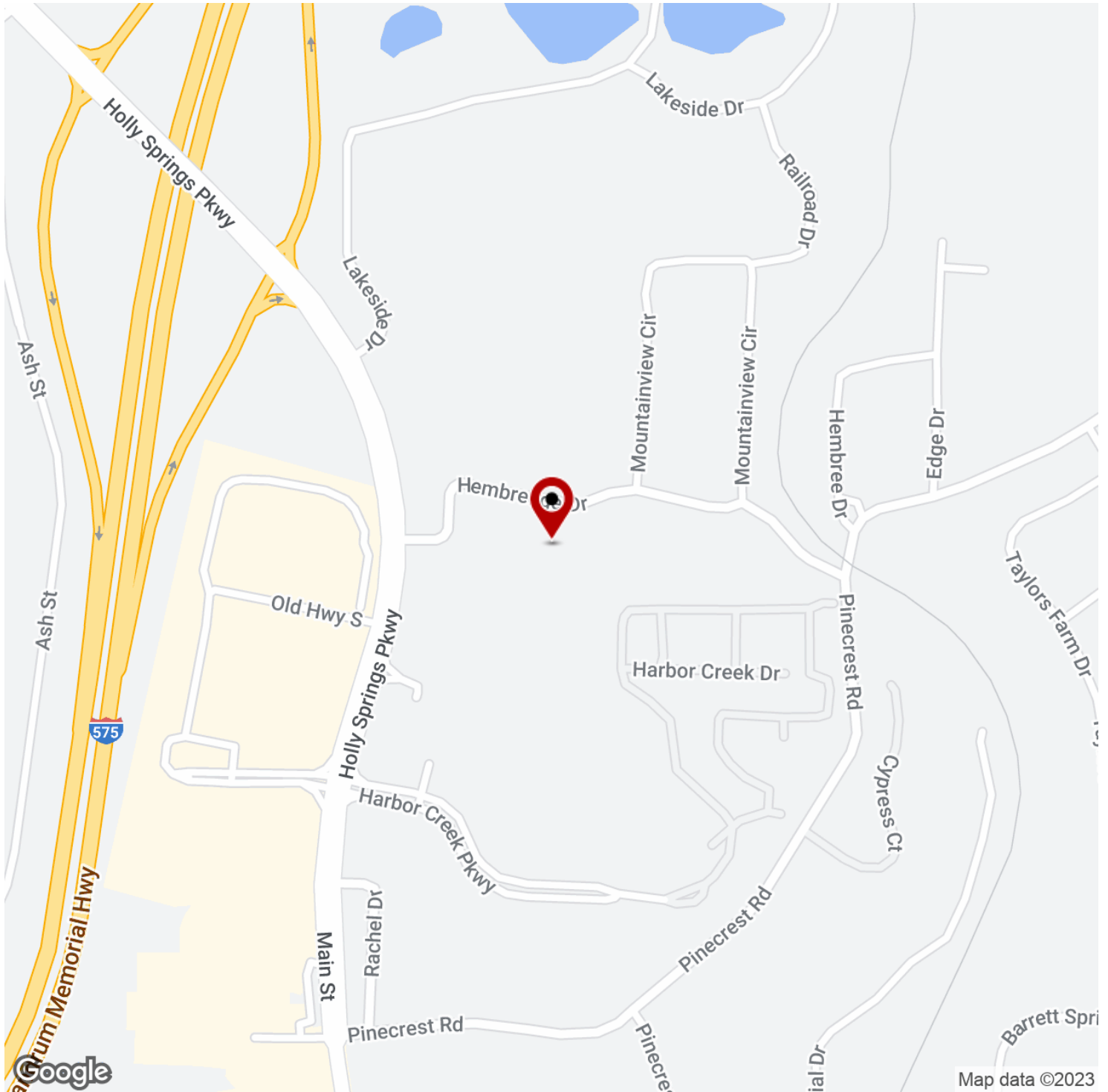
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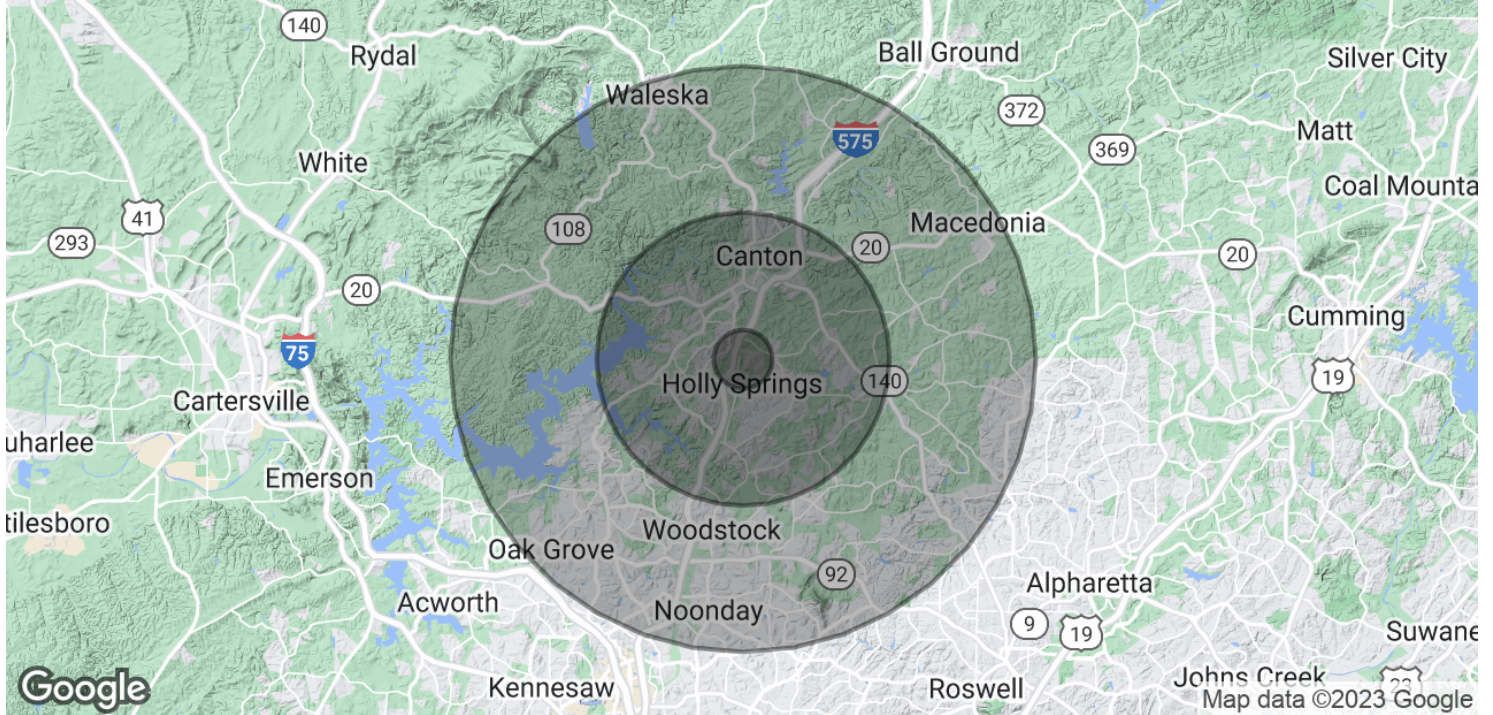
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,511	111,931	285,839
Average Age	33.0	36.0	37.0
Average Age (Male)	31.7	33.8	36.1
Average Age (Female)	34.6	38.2	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,489	48,788	126,308
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$35,768	\$43,835	\$55,437
Average House Value	\$77,822	\$102,658	\$140,276

* Demographic data derived from 2020 ACS - US Census

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